State of Tennessee
County of Davidson

This actual consideration or value – whichever is greater- is $137900.00

Affiant

Subscribed and sworn before me this the 27th day of February, 2004.

Notary Public
My Commission Expires:

SUSAN MAGNUSON Notary Public At Large BEDFORD COUNTY, TN

Davidson County DEEDWARR
Recvd: 03/05/04 14:22 2pgs
Fees:13.00 Taxes:510.23
20040305-0025617

Warranty Deed

Instrument prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Boulevard Suite 700
Lavergne, TN 37086

Address of New Owner	Improved Property known as:	send tax bills to:
Ricardo Lozada	507A McIver Street	Fieldstone Mortgage Co.
507 A McIver Street	Nashville, Tennessee 37211	6243-I-H 10 West #800
Nashville, Tennessee 37211	**Map 133 Group 1 Parcel 58**	San Antonio, Texas 78201

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

LEOPOLDO F. AGUIRRE AND CECILIA GONZALES, HUSBAND AND WIFE

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

RICARDO LOZADA, UNMARRIED

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in **DAVIDSON COUNTY**, Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows to wit:

Lot # 37 in Patterson's Subdivision of Maplehill, a plan of which is of record in Book 332, page 75, Register's Office for Davidson County, Tennessee. Said Lot fronts 50 feet on the South side of McIver Street and extends back between parallel lines 175 feet to an alley.

Being the same property conveyed to Leopoldo F. Aguirre and Cecilia Gonzales by Warranty Deed of record in Book 9203, page 419, Register's Office for Davidson County, Tennessee.

Subject to all matters of record appearing in Plat Book 332, page 75, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their successors, heirs and assigns against the lawful claims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this **27th** day of **February, 2004**

Leopoldo F. Aguirre

Cecilia Gonsalez

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, Notary Public, in and for said County and State, **Leopoldo F. Aguirre and Cecilia Gonzalez, husband and wife** within named Grantor, with whom I am personally acquainted or who proved to me based upon satisfactory information and who acknowledged that she executed the within instrument for the purposes contained.

Witness my hand, this 27th day of Febeuary, 2004.

My Commission Expires:
9/17/07

Notary Public

SUSAN MAGNUSON
Notary Public At Large
RUTHERFORD COUNTY, TN